

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	6	5	- 16.7%
Closed Sales	1	2	+ 100.0%	4	3	- 25.0%
Median Sales Price*	\$450,000	\$1,040,000	+ 131.1%	\$575,000	\$905,000	+ 57.4%
Inventory of Homes for Sale	3	10	+ 233.3%	--	--	--
Months Supply of Inventory	0.5	1.8	+ 260.0%	--	--	--
Cumulative Days on Market Until Sale	21	44	+ 109.5%	47	40	- 14.9%
Percent of Original List Price Received*	93.2%	107.4%	+ 15.2%	95.7%	103.6%	+ 8.3%
New Listings	5	6	+ 20.0%	8	9	+ 12.5%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

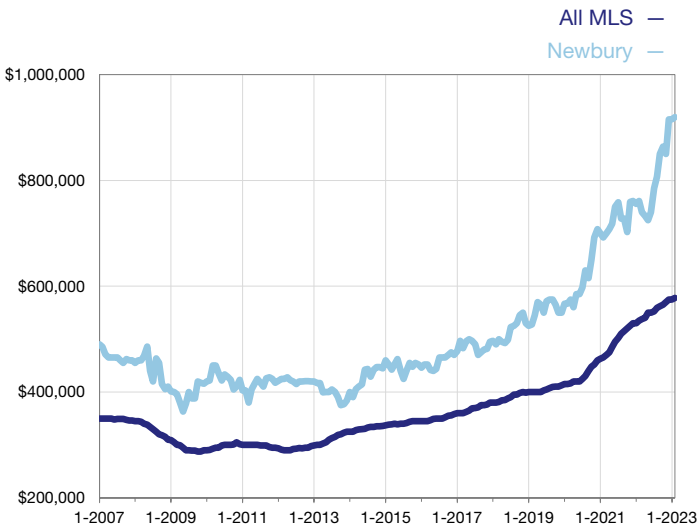
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	1	2	+ 100.0%
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$335,000	--	\$0	\$335,000	--
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.2	--	--	--	--
Cumulative Days on Market Until Sale	0	7	--	0	7	--
Percent of Original List Price Received*	0.0%	106.3%	--	0.0%	106.3%	--
New Listings	1	1	0.0%	1	2	+ 100.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

